

Appendix F
Cost Estimates

Cost Estimate for Rehabilitation Concept

REHABILITATION CONCEPT

PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, Auditorium, and New Addition

AC Gross sf: 33,398 (existing) + 1,920 sf (new addition) = 35,318 sf

Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL sf = 39,639

DIVISION	DESCRIPTION	AMOUNT
1	General Conditions	\$892,059
2	Site Work	\$912,382
3	Concrete	\$103,320
4	Masonry	\$21,000
5	Metals	\$1,923,950
6	Wood Plastics	\$235,000
7	Thermal & Moisture Protection	\$393,388
8	Doors & Windows	\$692,000
9	Finishes	\$976,202
10	Specialties	\$62,400
11	Equipment	\$58,278
12	Furnishings	\$51,000
13	Special Construction	\$218,556
14	Conveying Systems	\$105,000
15	Mechanical	\$1,572,199
16	Electrical	<u>\$1,595,915</u>
SUBTOTAL		\$9,812,649
	Gen. Liability Insurance Premium (1%)	\$98,126
	Overhead & Fee (7.5%)	\$743,308
	Payment & Performance Bond (2%)	\$213,082
	Keys Factor (20%)	<u>\$2,173,433</u>
SUBTOTAL		\$13,040,598
	Contingency (10%)	\$1,304,060
	A/E fee - Design (7%)	\$912,842
	A/E fee - Construction (5%)	\$652,030
	FF & E: Allowance	<u>\$450,000</u>
PROJECT TOTAL		\$16,359,530

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Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL sf = 39,639

Item	Quantity	Unit	Unit Cost	Total
Demolition				
Demolish building C	16,000	sf	\$6.00	\$96,000
Selective demolition/asbestos & paint removal @ Bldg A & B	33,398	sf	\$6.00	\$200,388
Site demolition	1	ls	\$50,000.00	\$50,000
Exterior wall bracing	0	ls	\$0.00	\$0
Total Demolition				\$346,388
Earthwork				
Prep for new slab on grade	960	sf	\$2.00	\$1,920
Imported fill Footing excavation & backfill	15	cy	\$20.00	\$300
Soil poisoning/termite	19,099	sf	\$0.25	\$4,775
Total Earthwork				\$6,995
Dewatering				
Surface pumping	1	allow	\$5,000.00	\$5,000
Total Dewatering				\$5,000
Site Utilities				
Domestic Water - new service from street	1	ls	\$20,000.00	\$20,000
Fire Line - new service from street	1	ls	\$30,000.00	\$30,000
Irrigation water supply - new service from street	1	ls	\$10,000.00	\$10,000
Sanitary sewer - new service from street	1	ls	\$25,000.00	\$25,000
Storm sewer	1	ls	\$75,000.00	\$75,000
Rehab existing cistern system	1	allow	\$20,000.00	\$20,000
Total Site Utilities				\$180,000
Hardscaping/Landscaping				
Landscaping	1	ls	\$150,000.00	\$150,000
Bituminous paving	3,000	sy	\$30.00	\$90,000
Concrete curb & gutter	800	lf	\$15.00	\$12,000
Concrete sidewalks	5,000	sf	\$5.00	\$25,000
Brick pavers	3,000	sf	\$10.00	\$30,000
Site amenities	1	allow	\$25,000.00	\$25,000
Site lighting	1	ls	\$25,000.00	\$25,000
Miscellaneous	1	allow	\$20,000.00	\$20,000
Total Hardscaping/Landscaping				\$377,000

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Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL sf = 39,639

Item	Quantity	Unit	Unit Cost	Total	
Site Concrete					
Handicap ramps (4); 2 exterior & 2 interior	1	ls	80,000.00	\$80,000	
Total Site Concrete				\$80,000	
Layout					
Concrete layout	1	ls	\$5,000.00	\$5,000	
Total Layout				\$5,000	
Concrete					
4" slab on grade	960	sf	\$5.00	\$4,800	
5" slab on metal deck - 2nd floor	960	sf	\$6.00	\$5,760	
5" slab on metal deck - roof	960	ls	\$6.00	\$5,760	
Concrete stairs	1	ls	\$2,000.00	\$2,000	
Total Concrete				\$18,320	
Masonry					
8" exterior CMU	4,200	sf	\$5.00	\$21,000	
Total Masonry				\$21,000	
Miscellaneous Metals					
Elevator separator beams	2	ea	\$500.00	\$1,000	
Elevator hoist beams	1	ea	\$ 300.00	\$300	
Elevator Pit Ladders	1	ea	\$ 1,200.00	\$1,200	
Louvers (6 @ 10 sf ea)	60	sf	\$ 40.00	\$2,400	
Cooling tower support steel	1	ls	\$ 10,000.00	\$10,000	
Misc. steel	1	ls	\$ 5,000.00	\$5,000	
Total Miscellaneous Metals				\$19,900	
Structural Steel					
Structural steel frame @ 2nd floor (15#/sf)	-	tons	\$ -	\$0	
Structural steel frame @ roof (12#/sf)	-	tons	\$ -	\$0	
Floor deck	960	sf	\$ 4.00	\$3,840	
Roof deck	960	sf	\$ 3.50	\$3,360	
Tie steel frame to existing exterior walls	-	ls	\$ 50,000.00	\$0	
Misc. angles & channels @ deck edge	1	ls	\$ 5,000.00	\$5,000	
FPR System	36,150	sf	\$ 50.00	\$1,807,500	
Structural Connectors	3,500	ea	\$21.50	\$75,250	
Total Structural Steel				\$1,894,950	

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TOTAL sf = 39,639

Item	Quantity	Unit	Unit Cost	Total	
Metal Stairs & stair Railings					
Stair rail; single line	184	lf	25.00	\$4,600	
Stair rail; picket	90	lf	50.00	\$4,500	
Total Metal Stairs & Stair Railings					\$9,100
Rough Carpentry					
Interior blocking	1	ls	\$20,000.00	\$ 20,000	
Total Rough Carpentry					\$ 20,000
Finish Carpentry					
Interior wood base & crown	1	allow	\$50,000.00	\$50,000	
Miscellaneous finish carpentry	1	ls	\$50,000.00	\$50,000	
Total Finish Carpentry					\$100,000
Millwork					
Chamber dias	1	ls	\$10,000.00	\$10,000	
Miscellaneous millwork & casework	300	lf	\$350.00	\$105,000	
Total Millwork					\$115,000
Caulking & Waterproofing					
Exterior caulking	1	ls	\$20,000.00	\$20,000	
Interior caulking	1	ls	\$ 25,000.00	\$25,000	
Miscellaneous waterproofing	1	ls	\$ 5,000.00	\$5,000	
Total Caulking & Waterproofing					\$50,000
Building Insulation					
Walls and roof	45,500	sf	\$2.00	\$91,000	
Total Building Insulation					\$91,000
Fire stopping					
Misc. fire stopping	1	ls	\$ 10,000.00	\$10,000	
Total Fire Stopping					\$10,000

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TOTAL sf = 39,639

Item	Quantity	Unit	Unit Cost	Total	
Roofing					
Mod. Bitumen roof and flashings	19099	sf	\$12.00	\$229,188	
Collector boxes & downspouts	1	ls	\$10,000.00	\$10,000	
Walkway pads	500	sf	\$4.00	\$2,000	
Overflow scuppers @ roof	6	ea	\$200.00	\$1,200	
Total Roofing					\$242,388
Doors, Frames, Hardware & Installation					
Single doors	62	ea	\$1,500.00	\$93,000	
Double doors	12	ea	\$3,500.00	\$42,000	
Doors, Frames Hardware & Installation					\$135,000
Windows & Storefront					
Typical Building Windows (170 ea x 36 sf)	170	ea	\$3,000.00	\$510,000	
Storefront sidelights	2	ea	\$3,500.00	\$7,000	
Lightwells	4	ea	\$10,000.00	\$40,000	
Total Windows & Storefront					\$557,000
Mirrors					
Mirrors @ restrooms	12	ea	\$200.00	\$2,400	
Total Mirrors					\$2,400
Stucco, Lath & Plaster					
Rehab existing stucco	25,000	sf	\$6.00	\$150,000	
Exterior plaster ceiling	4,000	sf	\$6.00	\$24,000	
Auditorium ceiling	4,550	sf	\$15.00	\$68,250	
Miscellaneous stucco	3500	sf	\$6.00	\$21,000	
Total Stucco, Lath & Plaster					\$171,000
Drywall					
Existing 6" wood studs, 2 layers 5/8" type X drywall	12,600	sf	\$5.00	\$63,000	
3 5/8" met studs, 5/8" DW 2 sides	3,200	sf	\$5.00	\$16,000	
1" met. Furring, 5/8" drywall	40,500	sf	\$5.00	\$202,500	
Double metal stud chase wall	800	sf	\$8.00	\$6,400	
Drywall ceilings (restrooms)	2,400	sf	\$5.00	\$12,000	
Acoustical tile ceilings	28,600	sf	\$3.00	\$85,800	
Total Drywall					\$385,700

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TOTAL sf = 39,639

Item	Quantity	Unit	Unit Cost	Total	
Porcelain, Ceramic & Stone					
porcelain tile floors	12,000	sf	\$20.00	\$240,000	
Ceramic tile floors at restrooms	1,000	sf	\$6.00	\$6,000	
Ceramic tile walls at restrooms	1,000	sf	\$6.00	\$6,000	
Total Porcelain, Ceramic, Stone					\$246,000
Countertops					
Stone top @ restrooms	128	sf	\$75.00	\$9,600	
Stone backsplash @ restrooms	96	lf	\$30.00	\$2,880	
Total Countertops					\$12,480
Carpet and Resilient					
Carpet @ Offices and Auditorium	2,500	sy	\$25.00	\$ 62,500	
VCT Flooring	2,000	sf	\$3.00	\$ 6,000	
VCT base	250	lf	\$2.00	\$500	
Total Carpet and Resilient					\$ 69,000
Painting					
Paint doors and frames	72	ea	\$100.00	\$7,200	
Paint stucco	25,000	sf	\$0.60	\$15,000	
Paint @ Plaster ceilings	8,871	sf	\$0.50	\$4,436	
Paint drywall walls	80,000	sf	\$0.35	\$28,000	
Paint drywall ceilings	2,400	sf	\$0.40	\$960	
Paint CMU	6,144	sf	\$0.60	\$3,686	
Seal concrete floors	640	sf	\$1.00	\$640	
Miscellaneous painting	1	ls	\$10,000.00	\$10,000	
Total Painting					\$69,922
Acoustic Wall Panels					
Auditorium Acoustical Wall Panels	700	sf	\$50.00	\$35,000.00	
Total fabric / Wallcovering / Acoustic Wall Panels					\$35,000
Toilet Accessories Including Installation					
Toilet accessories@ restrooms	4	rooms	\$5,000.00	\$20,000	
Total Toilet Accessories					\$20,000
Fire Extinguishers					
Fire extinguishers	20	ea	\$200.00	\$4,000	
Total Fire Extinguishers					\$4,000
Toilet Partitions					
Regular/standard	8	ea	\$ 1,500.00	\$12,000	
Handicapped	4	ea	\$ 2,000.00	\$8,000	
Urinal screens	2	ea	\$ 1,000.00	\$2,000	
Total Toilet Partitions					\$22,000

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TOTAL sf = 39,639

Item	Quantity	Unit	Unit Cost	Total	
Signage					
Building Exterior Signage	1	allow	\$8,000.00	\$8,000	
Interior Signage	1	allow	\$10,000.00	\$10,000	
Total Signage					\$18,000
LEED:					
Procedures & commissioning	1	ls	\$20,000.00	\$20,000	
Total Equipment					\$20,000
Furnishings					
Window treatments	170	win.	\$300.00	\$51,000	
Entry mats				\$0	
Total Furnishings					\$51,000
Special Construction					
Historic Exterior Renovation	1	ls	\$50,000.00	\$50,000	
Total Special Construction					\$50,000
Conveying Systems					
Elevator - 2 stops	1	ea	\$100,000.00	\$100,000	
Cab allowance	1	ea	\$5,000.00	\$5,000	
Total Conveying Systems					\$105,000
Plumbing (rough)					
Plumbing Systems	35,318	sf	\$6.00	\$211,908	
Solar hot water system	1	ea	\$ 20,000.00	\$20,000	
Plumbing (finished)					
Lavatories	12	ea	\$750.00	\$9,000	
Wall hung lavatories	4	ea	\$600.00	\$2,400	
water closets	12	ea	\$800.00	\$9,600	
urinals	4	ea	\$800.00	\$3,200	
mop sinks	2	ea	\$400.00	\$800	
Drinking fountains	4	ea	\$1,200.00	\$4,800	
Total Plumbing					\$261,708

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TOTAL sf = 39,639

Item	Quantity	Unit	Unit Cost	Total	
Fire Protection					
Fire Sprinkler System	39,639	sf	\$3.00	\$118,917	
				Total Fire Protection	\$118,917
HVAC					
Equipment:					
HVAC - 250 sf/ton average	35,318	sf	\$35.00	\$1,236,130	
				Total HVAC	\$1,236,130
Electrical					
Electrical system	39,639	sf	\$30.00	\$1,189,170	
Emergency generator (incl. platform/tank)	1	allow	\$200,000.00	\$200,000	
Fire alarm system	39,639	sf	\$1.25	\$49,549	
Special building systems (security/sound/dimming)	39,639	sf	\$2.00	\$79,278	
Lightning protection	39,639	sf	\$1.00	\$39,639	
Photovoltaic system (2.5% usage)	39,639	sf	\$4.00	\$158,556	
				Total Electrical	\$1,716,192

Glynn Archer Property Condition Assessment (PCA)		CH2M HILL
Key West, Florida		7-Sep-12
REHABILITATION CONCEPT DETAIL RECAP		
PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, Auditorium, and New Addition		
AC Gross sf: 33,398 (existing) + 1,920 sf (new addition) = 35,318 sf		
Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)		
TOTAL sf = 39,639		
Demolition		\$346,388
Earthwork		\$6,995
Dewatering		\$5,000
Site Utilities		\$180,000
Hardscape / Landscaping		\$377,000
Site Concrete		\$80,000
Layout		\$5,000
Concrete		\$18,320
Masonry		\$21,000
Miscellaneous Metals		\$19,900
Structural Steel		\$1,894,950
Metal Stairs & Stair Railings		\$9,100
Rough Carpentry		\$20,000
Finish Carpentry		\$100,000
Millwork		\$115,000
Caulking & Waterproofing		\$50,000
Building Insulation		\$91,000
Fire Stopping		\$10,000
Roofing		\$242,388
Doors, Frames, Hardware		\$135,000
Windows & Storefront		\$557,000
Mirrors		\$2,400
Stucco, Lath & Plaster		\$171,000
Drywall		\$385,700
Porcelain, Ceramic & Stone		\$246,000
Countertops		\$12,480
Carpet & Resilient		\$91,100
Painting		\$69,922
Acoustical Wall Panels		\$35,000
Toilet Accessories		\$20,000
Fire Extinguishers		\$4,000
Toilet Partitions		\$22,000
Signage		\$18,000
LEED		\$20,000
Furnishings		\$51,000
Special Construction		\$50,000
Coveying Systems		\$105,000
Plumbing		\$261,708
Fire Protection		\$118,917
HVAC		\$1,236,130
Electrical		\$1,716,192
	SUBTOTAL	\$8,920,589

Glynn Archer Property Condition Assessment (PCA)		CH2M HILL
Key West, Florida		7-Sep-12
REHABILITATION CONCEPT DETAIL RECAP		
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Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)		
TOTAL sf = 39,639		
SUBTOTAL (from above)		\$8,920,589
General Conditions (10%)		\$892,059
Gen. Liability Insurance Premium (1%)		\$98,126
SUBTOTAL		\$9,910,775
Overhead & fee (7.50%)		\$743,308
SUBTOTAL		\$10,654,083
Payment & Performance Bond (2%)		\$213,082
Keys factor (20%)		\$2,173,433
SUBTOTAL		\$13,040,598
Contingency (10%)		\$1,304,060
A/E fee - Design(7%)		\$912,842
A/E fee - Construction (5%)		\$652,030
FF & E: Allowance		\$450,000
PROJECT TOTAL		\$16,359,530

Cost Estimate for Conversion Concept

CONVERSION CONCEPT

PROGRAM ESTIMATE: A & B Wings, and Auditorium

AC Gross SF = 33,398 (existing)

Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL SF = 37,719

DIVISION	DESCRIPTION	AMOUNT
1	General Conditions	\$935,760
2	Site Work	\$899,288
3	Concrete	\$1,173,863
4	Masonry	\$0
5	Metals	\$1,350,852
6	Wood Plastics	\$235,000
7	Thermal & Moisture Protection	\$485,025
8	Doors & Windows	\$706,000
9	Finishes	\$865,302
10	Specialties	\$66,000
11	Equipment	\$55,438
12	Furnishings	\$51,000
13	Special Construction	\$210,000
14	Conveying Systems	\$250,000
15	Mechanical	\$1,512,275
16	Electrical	\$1,497,554
SUBTOTAL		\$10,293,357
	Gen. Liability Insurance Premium (1%)	\$102,934
	Overhead & Fee (7.5%)	\$779,722
	Payment & Performance Bond (2%)	\$223,520
	Keys Factor (20%)	<u>\$2,279,906</u>
SUBTOTAL		\$13,679,439
	Contingency (10%)	\$1,367,944
	A/E fee - Design (7%)	\$957,561
	A/E fee - Construction (5%)	\$683,972
	FF & E: Allowance	\$450,000
PROJECT TOTAL		\$17,138,916

CONVERSION CONCEPT

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Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL SF = 37,719

Item	Quantity	Unit	Unit Cost	Total	
Demolition					
Demolish building C	16,000	sf	6.00	\$96,000	
Selective demolition/asbestos & paint removal @ Bldg A & B	36,407	sf	7.00	\$254,849	
Site demolition	1	ls	50,000.00	\$50,000	
Exterior wall bracing	1	ls	200,000.00	\$200,000	
Total Demolition					\$600,849
Earthwork					
Prep for new slab on grade	18,139	sf	\$0.75	\$13,604	
Imported fill Footing excavation & backfill	2,015	cy	\$20.00	\$40,300	
Soil poisoning/termite	18,139	sf	\$0.25	\$4,535	
Total Earthwork					\$58,439
Dewatering					
Surface pumping	1	allow	\$5,000.00	\$5,000	
Total Dewatering					\$5,000
Site Utilities					
Domestic Water - new service from street	1	ls	\$20,000.00	\$20,000	
Fire Line - new service from street	1	ls	\$30,000.00	\$30,000	
Irrigation water supply - new service from street	1	ls	\$10,000.00	\$10,000	
Sanitary sewer - new service from street	1	ls	\$25,000.00	\$25,000	
Storm sewer	1	ls	\$75,000.00	\$75,000	
New Cistern system	1	allow	\$75,000.00	\$75,000	
Total Site Utilities					\$235,000
Hardscaping/Landscaping					
Landscaping	1	ls	\$150,000.00	\$150,000	
Bituminous paving	3,000	sy	\$ 30.00	\$90,000	
Concrete curb & gutter	800	lf	\$15.00	\$12,000	
Concrete sidewalks	5,000	sf	\$ 5.00	\$25,000	
Brick pavers	3,000	sf	\$ 10.00	\$30,000	
Site amenities	1	allow	\$ 25,000.00	\$25,000	
Site lighting	1	ls	\$ 25,000.00	\$25,000	
Miscellaneous	1	allow	\$ 20,000.00	\$20,000	
Total Hardscaping/Landscaping					\$377,000

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AC Gross SF = 33,398 (existing)

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TOTAL SF = 37,719

Item	Quantity	Unit	Unit Cost	Total
Site Concrete				
Handicap ramps (4); 2 exterior & 2 interior	1	ls	80,000.00	\$80,000
Total Site Concrete				\$80,000
Augercast Piles				
Augercast piles (53; each - 10' deep)	530	lf	\$50.00	\$26,500
Mobilization & test pile	1	ls	\$30,000.00	\$30,000
Total Augercast Piles				\$56,500
Layout				
Concrete layout	1	ls	\$10,000.00	\$10,000
Total Layout				\$10,000
Concrete				
Pile caps	125	cy	\$600.00	\$75,000
Grade beams	445	cy	\$600.00	\$267,000
4" slab on grade	18,139	sf	\$5.00	\$90,695
5" slab on metal deck - 2nd floor	18,139	sf	\$6.00	\$108,834
5" slab on metal deck - roof	18,139	sf	\$6.00	\$108,834
Total Concrete				\$650,363
Masonry				
8" exterior CMU	-	sf	\$0.00	\$0
Total Masonry				\$0
Miscellaneous Metals				
Elevator separator beams	4	ea	\$500.00	\$2,000
Elevator hoist beams	2	ea	\$ 300.00	\$600
Elevator Pit Ladders	2	ea	\$ 1,200.00	\$2,400
Louvers (6 @ 10 sf ea)	300	sf	\$ 40.00	\$12,000
Cooling tower support steel	1	ls	\$ 10,000.00	\$10,000
Misc. steel	1	ls	\$ 5,000.00	\$5,000
Total Miscellaneous Metals				\$32,000
Structural Steel				
Structural steel frame @ 2nd floor (15#/sf)	137	tons	\$4,500.00	\$616,500
Structural steel frame @ roof (12#/sf)	110	tons	\$4,500.00	\$495,000
Floor deck	18,139	sf	\$ 4.00	\$72,556
Roof deck	18,139	sf	\$ 3.50	\$63,487
Tie steel frame to existing exterior walls	1	ls	\$ 50,000.00	\$50,000
Misc. angles & channels @ deck edge	1	ls	\$ 20,000.00	\$20,000
FPR System	-		\$ -	\$0
Structural connectors	-		\$ -	\$0
Total Structural Steel				\$1,317,543

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AC Gross SF = 33,398 (existing)

Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL SF = 37,719

Item	Quantity	Unit	Unit Cost	Total	
Metal Stairs & stair Railings					
Concrete filled pan stairs (4 stairs)	86	risers	275.00	\$23,650	
Stair rail; single line	300	lf	25.00	\$7,500	
Stair rail; picket	100	lf	50.00	\$5,000	
Total Metal Stairs & Stair Railings					\$36,150
Rough Carpentry					
Wood trusses / outlooks	1	ls	\$20,000.00	\$ 20,000	
Total Rough Carpentry					\$ 20,000
Finish Carpentry					
Interior wood base & crown	1	allow	\$50,000.00	\$50,000	
Miscellaneous finish carpentry	1	ls	\$50,000.00	\$50,000	
Total Finish Carpentry					\$100,000
Millwork					
Chamber dias	1	ls	\$10,000.00	\$10,000	
Miscellaneous millwork & casework	300	lf	\$350.00	\$105,000	
Total Millwork					\$115,000
Caulking & Waterproofing					
Exterior caulking	1	ls	\$20,000.00	\$20,000	
Interior caulking	1	ls	\$ 25,000.00	\$25,000	
Miscellaneous waterproofing	1	ls	\$ 5,000.00	\$5,000	
Total Caulking & Waterproofing					\$50,000
Building Insulation					
Insulation; walls and roof	44,000	sf	\$2.00	\$88,000	
Total Building Insulation					\$88,000
Fire stopping					
Misc. fire stopping	1	ls	\$ 3,000.00	\$3,000	
Total Fire Stopping					\$3,000
Spray Fireproofing					
Spray fireproofing	37,719	sf	\$ 3.00	\$113,157	
Total Spray Fireproofing					\$113,157

CONVERSION CONCEPT

PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, and Auditorium

AC Gross SF = 33,398 (existing)

Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL SF = 37,719

Item	Quantity	Unit	Unit Cost	Total	
Roofing					
Mod. Bitumen roof and flashings	18139	sf	\$12.00	\$217,668	
Collector boxes & downspouts	1	ls	\$10,000.00	\$10,000	
Walkway pads	500	sf	\$4.00	\$2,000	
Overflow scuppers @ roof	6	ea	\$200.00	\$1,200	
				Total Roofing	\$230,868
Doors, Frames, Hardware & Installation					
Single doors	62	ea	\$1,500.00	\$93,000	
Double doors	14	ea	\$3,500.00	\$49,000	
				Doors, Frames Hardware & Installation	\$142,000
Windows & Storefront					
Typical Building Windows (170 ea x 36 sf)	170	ea	\$3,000.00	\$510,000	
Storefront & sidelights	4	ea	\$3,500.00	\$14,000	
Lightwells	4	ea	\$10,000.00	\$40,000	
				Total Windows & Storefront	\$564,000
Mirrors					
Mirrors @ restrooms	12	ea	\$200.00	\$2,400	
				Total Mirrors	\$2,400
Stucco, Lath & Plaster					
Rehab existing stucco	10,000	sf	\$6.00	\$60,000	
Exterior plaster ceiling	4,000	sf	\$6.00	\$24,000	
Auditorium ceiling	4,550	sf	\$15.00	\$68,250	
Miscellaneous stucco	3500	sf	\$6.00	\$21,000	
				Total Stucco, Lath & Plaster	\$81,000
Drywall					
3 5/8" metal studs, 2 layers 5/8" DW 1 side, & 1 layer 5/8" DW 1 side	12,600	sf	\$6.00	\$75,600	
3 5/8" met studs, 5/8" DW 2 sides (interior walls)	12,000	sf	\$5.00	\$60,000	
3 5/8" met. Furring, 5/8" drywall (perimeter walls)	25,000	sf	\$5.00	\$125,000	
Double metal stud chase wall	800	sf	\$8.00	\$6,400	
Drywall ceilings (restrooms)	2,400	sf	\$5.00	\$12,000	
Acoustical tile ceilings	28,600	sf	\$3.00	\$85,800	
				Total Drywall	\$364,800

CONVERSION CONCEPT

PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, and Auditorium

AC Gross SF = 33,398 (existing)

Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL SF = 37,719

Item	Quantity	Unit	Unit Cost	Total
Porcelain, Ceramic & Stone				
porcelain tile floors	12,000	sf	\$20.00	\$240,000
Ceramic tile floors at restrooms	1,000	sf	\$6.00	\$6,000
Ceramic tile walls at restrooms	1,000	sf	\$6.00	\$6,000
Total Porcelain, Ceramic, Stone				\$246,000
Countertops				
Stone top @ restrooms	128	sf	\$75.00	\$9,600
Stone backsplash @ restrooms	96	lf	\$30.00	\$2,880
Total Countertops				\$12,480
Carpet and Resilient				
Carpet @ Offices and Auditorium	2,500	sy	\$25.00	\$ 62,500
VCT Flooring	2,000	sf	\$3.00	\$ 6,000
VCT base	250	lf	\$2.00	\$500
Total Carpet and Resilient				\$ 69,000
Painting				
Paint doors and frames	72	ea	\$100.00	\$7,200
Paint stucco	25,000	sf	\$0.60	\$15,000
Paint @ Plaster ceilings	8,871	sf	\$0.50	\$4,436
Paint drywall walls	80,000	sf	\$0.35	\$28,000
Paint drywall ceilings	2,400	sf	\$0.40	\$960
Paint CMU	6,144	sf	\$0.60	\$3,686
Seal concrete floors	640	sf	\$1.00	\$640
Miscellaneous painting	1	ls	\$ 10,000.00	\$10,000
Total Painting				\$69,922
Acoustic Wall Panels				
Auditorium Acoustical Wall Panels	700	sf	\$50.00	\$35,000.00
Total fabric / Wallcovering / Acoustic Wall Panels				\$35,000
Toilet Accessories Including Installation				
Toilet accessories@ restrooms	4	rooms	\$5,000.00	\$20,000
Total Toilet Accessories				\$20,000
Fire Extinguishers				
Fire extinguishers	20	ea	\$200.00	\$4,000
Total Fire Extinguishers				\$4,000
Toilet Partitions				
Regular/standard	8	ea	\$ 1,500.00	\$12,000
Handicapped	4	ea	\$ 2,000.00	\$8,000
Urinal screens	2	ea	\$ 1,000.00	\$2,000
Total Toilet Partitions				\$22,000

CONVERSION CONCEPT

PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, and Auditorium

AC Gross SF = 33,398 (existing)

Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)

TOTAL SF = 37,719

Item	Quantity	Unit	Unit Cost	Total	
Signage					
Building Exterior Signage	1	allow	\$8,000.00	\$8,000	
Interior Signage	1	allow	\$10,000.00	\$10,000	
Total Signage					\$18,000
Equipment					
Procedures & Commissioning	1	ls	\$20,000.00	\$20,000	
Total Equipment					\$20,000
Furnishings					
Window treatments	170	win.	\$300.00	\$51,000	
Entry mats				\$0	
Total Furnishings					\$51,000
Special Construction					
Historic Exterior Renovation	1	ls	\$50,000.00	\$50,000	
Total Special Construction					\$50,000
Conveying Systems					
Elevator - 2 stops (2 elevators)	2	ea	\$100,000.00	\$200,000	
Cab allowance	2	ea	\$5,000.00	\$10,000	
Total Conveying Systems					\$210,000
Plumbing (rough)					
Plumbing Systems	33,398	sf	\$ 6.00	\$200,388	
Solar hot water system	1	ea	\$ 20,000.00	\$20,000	
Plumbing (finished)					
Lavatories	12	ea	\$750.00	\$9,000	
Wall hung lavatories	4	ea	\$600.00	\$2,400	
water closets	12	ea	\$800.00	\$9,600	
urinals	4	ea	\$800.00	\$3,200	
mop sinks	2	ea	\$400.00	\$800	
Drinking fountains	4	ea	\$1,200.00	\$4,800	
Total Plumbing					\$250,188

CONVERSION CONCEPT

PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, and Auditorium

AC Gross SF = 33,398 (existing)
Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)
TOTAL SF = 37,719

Item	Quantity	Unit	Unit Cost	Total	
Fire Protection					
Fire Sprinkler System	37,719	sf	\$3.00	\$113,157	
Total Fire Protection					\$113,157
HVAC					
Equipment:					
HVAC - 250 sf/ton average	33,398	sf	\$35.00	\$1,168,930	
Total HVAC					\$1,168,930
Electrical					
Electrical system	37,719	sf	\$30.00	\$1,131,570	
Emergency generator (incl. platform/tank)	1	allow	\$200,000.00	\$200,000	
Fire alarm system	37,719	sf	\$1.25	\$47,149	
Special building systems (security/sound/dimming)	37,719	sf	\$2.00	\$75,438	
Lightning protection	37,719	sf	\$1.00	\$37,719	
Photovoltaic system (2.5% usage)	37,719	sf	\$4.00	\$150,876	
Total Electrical					\$1,642,752

Glynn Archer Property Condition Assessment (PCA) Key West, Florida	CH2M HILL 7-Sep-12
CONVERSION CONCEPT DETAIL RECAP	
PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, and Auditorium	
AC Gross SF = 33,398 (existing)	
Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)	
TOTAL SF = 37,719	
Demolition	\$600,849
Earthwork	\$58,439
Dewatering	\$5,000
Site Utilities	\$235,000
Hardscape / Landscaping	\$377,000
Site Concrete	\$80,000
Augercast Piles	\$56,500
Layout	\$10,000
Concrete	\$650,363
Masonry	\$0
Miscellaneous Metals	\$32,000
Structural Steel	\$1,317,543
Metal Stairs & Stair Railings	\$36,150
Rough Carpentry	\$20,000
Finish Carpentry	\$100,000
Millwork	\$115,000
Caulking & Waterproofing	\$50,000
Building Insulation	\$88,000
Fire Stopping	\$3,000
Spray Fireproofing	\$113,157
Roofing	\$230,868
Doors, Frames, Hardware	\$142,000
Windows & Storefront	\$564,000
Mirrors	\$2,400
Stucco, Lath & Plaster	\$81,000
Drywall	\$364,800
Porcelain, Ceramic, & Stone	\$246,000
Countertops	\$12,480
Carpet & Resilient	\$91,100
Painting	\$69,922
Acoustical Wall Panels	\$35,000
Toilet Accessories	\$20,000
Fire Extinguishers	\$4,000
Toilet Partitions	\$22,000
Signage	\$18,000
LEED	\$20,000
Furnishings	\$51,000
Special Construction	\$50,000
Coveying Systems	\$210,000
Plumbing	\$250,188
Fire Protection	\$113,157
HVAC	\$1,168,930
Electrical	\$1,642,752
	SUBTOTAL \$9,357,597

Glynn Archer Property Condition Assessment (PCA)		CH2M HILL
Key West, Florida		7-Sep-12
CONVERSION CONCEPT		
PROGRAM ESTIMATE - ESTIMATE DETAIL: A & B Wings, and Auditorium		
AC Gross SF = 33,398 (existing)		
Non AC SF = 4,321 (3,009 @ 1st Fl & 1,312 @ 2nd Fl)		
TOTAL SF = 37,719		
SUBTOTAL (from above)		\$9,357,597
General Conditions (10%)		\$935,760
Gen. Liability Insurance Premium (1%)		\$102,934
SUBTOTAL		\$10,396,290
Overhead & fee (7.50%)		\$779,722
SUBTOTAL		\$11,176,012
Payment & Performance Bond (2%)		\$223,520
Keys factor (20%)		\$2,279,906
SUBTOTAL		\$13,679,439
Contingency (10%)		\$1,367,944
A/E fee - Design (7%)		\$957,561
A/E fee - Construction (5%)		\$683,972
FF & E: Allowance		\$450,000
PROJECT TOTAL		\$17,138,916